

Biscayne Pointe/Pine Ranch HOA Board Meeting Minutes

August 7, 2018

The meeting was called to order at 1835

Board Members:

* Mr. Bobby Jarsky (President)

Mr. Sean Medsker (Secretary)

Mr. Mike Klickovich (Board Member/ARC Chair)

* Mr. Brian Jenner (Board Member/ARC Co-Cahir)

*Mr. Tyler Tracy (Treasurer)

* Mr. Samuel De La Rosa (Board Member)

Mr. Dave Brown (Board Member)

Ms. Marilyn Thompson (Etheridge Property Manager)

Bret Davis (Newly Elected Board Member)

HOA Members also present Kelly Creel (9319 Lucian), Christian Carlson (representing Paul Carlson 1924 Biscayne Blvd), Bob Cinato (1914 Biscayne Blvd), Dave Glover (1921 Biscayne Blvd), and Tammy and Fred Reich (1967 Pine Ranch)

* Denotes person was in attendance

Approval of Minutes: Last month's meeting minutes were approved unanimously.

Financial Report

The board reviewed the financial report provided by Marilyn Thompson and Ethridge Property Management. The HOA account balances at the time of the meeting were as follows:

Operating Cash	\$23047.83
Road Fund	\$105,105.89
Drainage Fund	\$15000.81
Total Funds	\$143154.53

It was noted the drainage fund should be near zero balance after paying 14750 for the drainage work to Sandbox Boyz .

ARC (Brian Jenner)

Brian Jenner has the address for approved shed and playground.

Marilyn Thompson has been actively inspecting and mailing critiques to residents.

Drainage Committee (Brian Jenner)

Brian Jenner reported the projects for the year have been completed and the funds spent.

Website (Lead – Kristen Jenner)

NSTR

Entrance Committee (Sean Medsker)

NSTR

Beach Area Access

NSTR

Old Business

No old business was discussed.

New Business

The first new business discussed was brought by concerned property owners (Carlson, Kreeel, Cinato, Glover, Reich regarding the short-term rental of the new property adjacent to the beach access. Renters there have had large parties staying in the house and became a nuisance to owners by leaving kayaks, beach toys, chairs, etc., on the beach and anchoring a boat there. The online rental agreement states 6 tenants but as many as 12 have been in the house. Expect further discussion to possibly amend the covenants at the general meeting to prevent short term vacation rentals such as AirBnb and VRBO or at least limiting vacationers access to the common areas. In the meantime the ARC will work to enforce violations of the covenants by vacationing tenants. Any future covenant amendment will be vetted with legal advisor and the board will ask the property management company what other HOAs have done to resolve “vacation rental” problems.

Mrs. Creel wanted to address the board to discuss dogs off leash and the potential safety and liability issues they can present. She has encountered dogs off lease in the neighborhood and common area of the beach that are aggressive towards her and her own leashed dogs. She pointed out the neighborhood is within Santa Rosa County leash law. The ARC will work with Mrs. Creel to get the county to post a leash law notice sign by the beach and send reminders with the next mailing of the leash law.

The board discussed owners should not get offended at first notice just treat as a reminder to make corrections and then move on. Board will send Marilyn more guidance for lawn mowing due to rain and busy schedules and to look for lawns that have gone longer than two weeks between trimmings.

There was a short discussion of the well and irrigation at the front entrance, the board will look at options such as having the well clean or a deep well drilled to prevent the bubblers from requiring as frequent maintenance.

Other general discussion topics were to ask residents near the intersection of Biscayne and Vandivere to trim plant growth further back to increase visibility.

The meeting was adjourned at 2002.

The next board meeting is scheduled for Tuesday, September 4, 2018 (1830) at Mr. Bobby Jarsky's home – 2040 Pine Ranch Dr. It will be Tuesday due to the Monday Labor Day Holiday.